



# Ad Val Advisor

*The Newsletter  
for Wyoming  
Property Tax  
Appraisers*

Inside: ♦ Potpourri from the Administrator ♦ CAMA Implementation – Moving Forward ♦ About RealWare  
♦ CCI Awarded CAMA Bid ♦ Meet Cayse Cummings ♦ Hardware – What Do I get?

## *Ad Valorem Tax Division Newsletter*

*Editor: Geir Solvang*

*Herschler Building*

*122 W. 25<sup>th</sup> Street*

*Cheyenne, WY 82002-0110*

### *Director*

*Edmund J. Schmidt*

### *Staff*

*Wade Hall, Administrator*

*David Chapman, Local Assessed Manager*

*Ken Uhrich, State Assessed Manager*

**Phone (307) 777-5200**

**FAX (307) 777-7527**

**Internet Address:**

**<http://revenue.State.wy.us>**

## *From the Administrator*

July has been a wild month. The month started with the final negotiations with Colorado CustomWare on the CAMA contract. While that was going on, buildings and grounds people began tearing down cubicle walls for the Ad Valorem remodel. Then, to Thermopolis the SBOE, Locally Assessed folks, Ed, Randy, and I went for the Assessors' Association meeting. Colorado CustomWare was there, too, this time as the new CAMA provider. The signing of the CAMA contract. Then back to Cheyenne. Ad Valorem staff moving into remodeled cubicles. Get the computers, phones, faxes working again. Emptying boxes. Catch up on e-mails, voice messages, stacked up work. Standards Committees work and meetings. Now Frontier Days is in full swing. This

month it finally started raining again—sometimes at inopportune moments.

Challenges, yes. Frustrations, sometimes. But some high points of the last month: Getting that contract signed. Now the real work begins. Remodeled workspaces. Nice. That wonderful barbecue in Thermop. That was delicious. (Oh yeah, I can't forget those terrific milkshakes at Shoshoni—had one both going up and coming home.) Maybe the best—getting to spend some time with the county Assessors. And, maybe (and this has nothing to do directly with assessment), our multi-year drought might be starting to moderate a bit. So, it was a wild month . . . but it was a good month.

Wade W. Hall  
Administrator  
Ad Valorem Tax Division

≈

## **CCI's Announcement of Contract Award**

**“Fort Collins CO, July 20, 2004-** Colorado CustomWare, Inc. (CCI) announced today that they have signed a multi-million dollar contract with The State of Wyoming Department of Revenue to provide Computer Assisted Mass Appraisal (CAMA) software and hardware. The system will include web based GIS tools that will enable all counties to utilize the benefits that GIS brings

through a web based environment. The project will include installing, training, and supporting all 23 counties in the State of Wyoming, while providing customizations to meet specific needs and requirements.

The contract was signed in Thermopolis at the annual Assessors Conference. Lori Schlotter, President and CEO of CCI stated, “We are thrilled to embark on this journey together. The collaborative nature that has already begun to radiate is indicative of what's to come as we move forward to provide each county with a solution that will utilize the most advanced appraisal technology in the industry. CCI employees are also enthusiastic to provide appraisal specific customer support.”



The implementation of the project will benefit the state, each county, and property owners by providing uniformity in valuation via a common appraisal system. In addition, reporting, appeals, and audits will be streamlined to bring property owners fair and equitable values across the state.

The State of Wyoming Department of Revenue selected CCI as their choice CAMA provider after analyzing products, services, and the company at large. Wade Hall, Ad Valorem Administrator for the Department of Revenue said, “We are looking forward to a productive relationship with Colorado CustomWare. Implementation of a statewide CAMA solution will be an

innovative project for the counties, state, and CCI."

CCI has been a leading provider in the CAMA industry since 1992 and is dedicated to meeting the needs of assessment professionals through benefit driven CAMA products, assessment based customer support, and organizational unity, all of which have allowed the flexibility for innovation as defined by our customers. CCI's products and services are being utilized in jurisdictions from coast to coast, with current clients in eight states. With each new installation, CCI has delicately managed the change inherently involved with the implementation of a new software system, and is excited to provide this service to The State of Wyoming."

Colorado CustomWare, Inc.

≈

## **Implementation – Getting the Future into Focus**

It is important that we take an inventory of where we are and where we have come from. It has been quite a journey during the past six months, going from a false start to signing a contract with CCI for a new CAMA system.

The signing of the contract with CCI at the Assessors' Association Summer Meeting in Thermopolis this year marked an important milestone in the project's ongoing evolution. Prior to the signing, it was all about information collection and drafting of the contract. Now, as we endure the postpartum sugar rush from accomplishing a major high point, we find ourselves with the very real task of implementation.

We now get to see how accurate or thorough we were in our information collection efforts. More importantly, we get the opportunity to

test the assumptions we carefully crafted into the CAMA contract. Moreover, did we really learn important lessons the last time around, or is this all just a really bad case of déjà vu?

The truth is that time will tell. Another truth is that neither our research nor the contract itself is a static thing. The CAMA project is an evolution of sorts. A definition I read recently described evolution as "The casting aside of the veils of delusion and illusion leading eventually to cosmic consciousness." I don't know about you, but that sounds like a load of karma to me. However, it does make a valid point:

Our general perception of the project and our concept of what is complete or uniform are undefined. It's like looking at a picture of something at a distance that seems out of focus. The Standards Committees have started moving us closer to the picture and have made some things somewhat clearer. But we still have a long way to go. It is truly remarkable how close to the mark some of our observations and needs have been. At the same time it is equally amazing how certain perceptions in retrospect now seem to be unnecessary. For example, in the original Request for Information (RFI), one of the major required features was a computer workstation that uses a mouse and that runs some current version of Windows. It sounds kind of crazy now, but it is just one more part of the big picture that has become clearer.

Through the remainder of 2004, CCI's and the Department's number one goal is to help move the project as a whole into focus. This is being accomplished through a process of research, planning and reevaluation. With the continued help of the standards committees and the beta counties, we will clarify what is truly important in the project.



So, who is on first? I am sure that everyone has heard the news that Uinta and Sweetwater have been chosen as the beta counties. This decision was a hard one, especially considering that the Department received a lot of county requests to be the first to go.

Someone once told me that governmental projects are like trying to roll a huge boulder. It's tough to get them started, but once you do, watch out, because they are tough to stop. At least from my standpoint, it finally feels like we got this one moving!

David Chapman  
Local Assessed Manager  
Ad Valorem Tax Division

≈

## **RealWare... A Complete Solution for Your Office!**

I hope this message is reaching you and your staff in good spirits and health; it was so nice getting to meet many of you in Thermopolis! As we move forward with the implementation of the state wide CAMA system, I would like to share the functionality of the system and the benefits that it will bring to you and your staff.

Because RealWare was developed by appraisers for appraisers, it can handle all functions involved within the Assessor's office. This will streamline the operations in your office so that you will only have to enter data in one place. This data will be captured and readily available for: searches, market analysis, appeals, and generating the tax roll.

Our system fully integrates with industry standard assessment tools such as SPSS and APEX, as well as passing administrative and CAMA information to county systems. Our CAMA system and geographic information system (GIS) features are some of the most powerful, flexible,

and friendly systems available. CCI's software meets those requirements common to all our customers in the state of Wyoming.

If at any point you have questions or concerns, please do not hesitate in contacting Colorado CustomWare! Thank you for your support and participation. You can visit us on the web at: [www.coloradocustomware.com](http://www.coloradocustomware.com)

Lori Schlotter  
President & CEO  
Colorado CustomWare, Inc.

≈

## Quote of the Month

"This is not the end. It is not even the beginning of the end. But it is, perhaps, the end of the beginning."

-- Winston Churchill, November 10, 1942

≈

## What's in it for me?

We have received a lot of questions regarding who gets what when it comes to hardware. Those counties that have already received PC's (i.e., Albany, Uinta and Laramie Counties), will get the CCI application server, field collection devices (pen pads) and printers when the respective county implementations commence.

The Local Assessment Section has been authorized to buy up to one PC for every full time equivalent person in the Assessor's office. This means if you have five full time people and two part time people, you are authorized to receive six PC workstations. The Section is also authorized to provide one additional workstation for the front counter. These workstations will not be as robust in performance as the workstations selected for the

individual desktops, but will be very adequate for the front counter.

Pen Pads are a big ticket item. The Section has been authorized to provide up to one field device for every five employees. This should be more than adequate in most cases. Also, the Section will be purchasing one application server for each county location and, at a minimum, one network printer.

We believe this approach is the most equitable for each county. Granted, some counties will not require all of the PC's or Pen Pads we are authorized to buy. However, these totals should give us enough wiggle room to get every county Assessor's office adequately equipped.

David Chapman  
Local Assessed Manager  
Ad Valorem Tax Division

≈

## Employee Spotlight

For this issue of the newsletter, we'd like to introduce to you Ad Valorem's newest employee, Cayse Cummings.

Cayse was hired as a Principal Appraiser in our State Assessed section on June 15<sup>th</sup>, 2004, and will be appraising airline and telecommunication properties. Cayse said she embraces the opportunity to learn the complexity of industry appraisal, and feels very fortunate to work with a knowledgeable group of guys.

Cayse's work experience is impressively diverse: From 1983 to 1991, she worked for America West Airlines in Colorado Springs, CO. As a Reservation Manager (from 1986), she supervised a staff of 114 employees, and opened several reservation centers world wide. After her employment with the airline, she



accepted a position with Koch Bailey & Associates. There she worked as a Sales Representative for nine years, and was involved in the wholesale of a variety of products ranging from furniture to gift items. Finally, prior to accepting the state assessed position, Cayse was employed by the Mineral Tax Division of our Department. She was a Financial/Statistical Specialist for two and a half years, and was responsible for the financial maintenance of mineral tax accounts. Cayse attended college at Regis University in Colorado, where she received a Bachelor of Science degree in Business Administration, and a second bachelor's degree in Accounting.

Cayse was born in Fresno, CA, and, due to the nature of her father's employment, grew up in the entire western half of the U.S. She has lived in Wyoming for six years, is happily married, and has four teenage children. Cayse is also quite active in her spare time: When she is not working as a ski instructor, she enjoys going horse-back riding, jet skiing, and whitewater rafting!

Favorite Movie: A Few Good Men

Favorite Food: Thai Food

Geir Solvang  
Principal Appraiser  
Ad Valorem Tax Division

### Upcoming Ad Valorem Sponsored Education

**8/16/04 – 8/20/04**

IAAO Course 500  
Assessment of Personal Property,  
Casper, WY

**9/21/04 – 9/22/04**

IAAO Course 354  
Multiple Regression Analysis for  
Real Property Valuation,  
Casper, WY

To register for classes, please  
contact

Jack Rehm at (307) 777-5313, or  
email: [jrehm@state.wy.us](mailto:jrehm@state.wy.us)